

FORM B – BUILDING

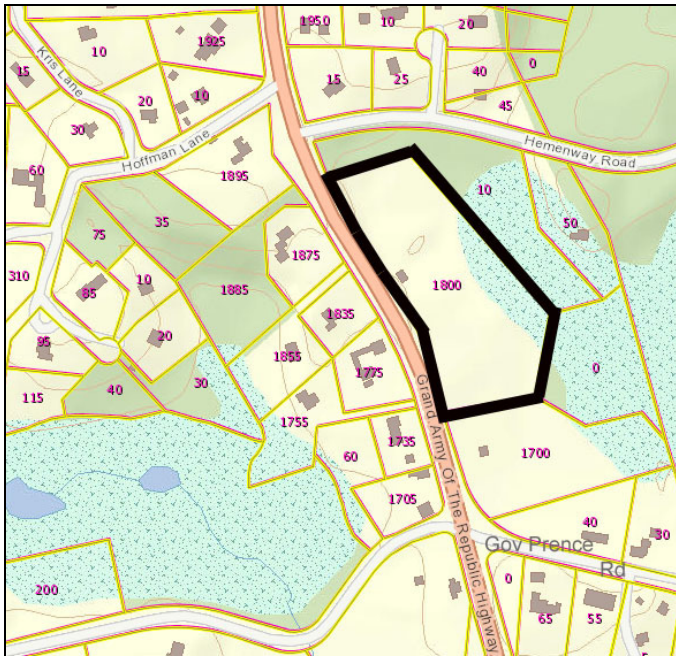
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from west.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Assessor's Number USGS Quad Area(s) Form Number

18-108

ORLEANS

EAS.675

Town/City: Town of Eastham

Place: (*neighborhood or village*): South Eastham

Address: 1800 State Highway

Historic Name: Herman E. & Stella M. Mahoney Cottage

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1950

Source: deeds, tax records

Style/Form: Colonial Revival

Architect/Builder: undetermined

Exterior Material:

Foundation: concrete block w/ partial brick veneer

Wall/Trim: wood clapboard & wood shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures: shed

Major Alterations (*with dates*): none

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 3.99

Setting: The subject property is located on the east side of State Highway/Rt. 6A between Governor Prence Rd. on the south and Hemenway Road on the north. A wetland covers a portion of the property east of the house. The adjoining property to the south contains the Town's information services building.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

1800 STATE HIGHWAY

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

This simple house has a ranch form with its low-pitched gable roof having returns on the end walls, rectangular footprint, and finely wrought Colonial Revival (Cape Cod) style. The three-bay front facade is symmetrically organized with center entrance flanked by windows; it is clad with wood clapboard while the sides and rear are sided with wood shingles. All the windows have been replaced and now have false muntins in a six-over-six pattern. The house is sited on a slope such that there is a walk-out basement that is accessible from a wood deck and exterior wood stairway with millwork railing and posts (painted white) off the north side, as well as the interior stair.¹ (The driveway wraps around the rear of the house which suggests there was once a tuck-under garage, which has been converted to living space.) The exposed foundation has a brick veneer. There is a front gabled entrance canopy with exposed rafters and supported by angled brackets. The overall form, detailing and siting of this house suggests a mid-20th century construction and it seems likely that the 1850 date ascribed by the Assessor is merely a typographical error.

A white painted wood rail fence runs just south of the house between it and the unimproved driveway that provides access from State Highway. The property is heavily wooded, especially east of the house where a wetland encroaches, but with a clearing around the house and drive. A rustic wood rail fence runs along the southern part of the front property line; north of it is a highway guard rail. Sections of a wood rail fence run north-south behind the house along the wooded area and at the east end of the driveway.

HISTORICAL NARRATIVE

The Eastham assessors' office dates the house on the subject property as built in 1850, but maps from 1858 to 1910 do not show any building at this location, and tax records for the owner of the property indicate that no house stood on this site before 1947.

The house at 1800 State Highway occupies land that had belonged to the family of Samuel and Lois Freeman Smith and that passed to their daughter Bathsheba Smith after their deaths, in 1831 and 1825 respectively.² In 1826 Bathsheba Smith married Eastham mariner and farmer Freeman Doane Mayo, and their homestead was across the road at 1775 State Highway. The 1850 census shows Mayo as a farmer with \$2166 in real estate living with his wife Bathsheba and nine children born between 1827 and 1843—Joseph F. and Matthew H., both at sea, and Louisa S., Thomas, Mary F., Sarah S., Clara R., Harriet A., and Catherine.

Bathsheba Smith Mayo died in 1882 and her husband Freeman died in 1888. The property passed to their eldest son Joseph F. Mayo, a master mariner who married Connecticut native Ellen L. Hall in 1855. In 1860 and 1870 she lived with her sister Jennie in metropolitan New York while Joseph F. Mayo was at sea. Ellen Hall Mayo died in 1893 in Eastham and her husband died here in 1900. The properties at 1775 and 1800 State Highway then passed to their son Edwin S. Mayo (born in Brooklyn in 1862) and his son Joseph E. (born 1894), both living in Everett in 1900. In 1885 Edwin S. Mayo had married Adelaide Emma Varnum of Boston, and in 1886 their daughter Stella was born. Edwin Mayo worked in Everett as a rubber boot maker, and the family was still living there in 1930.

In April 1932 Edwin and Joseph Mayo sold the 1775 and 1800 State Highway properties in three parcels to Edwin's daughter and Joseph's sister Stella, who married Herman E. Mahoney in 1911.³ Born in Chelsea in 1886, Herman Eustis Mahoney was the son of carpenter Edward Mahoney and his wife Mary. By 1917 Herman and Stella Mahoney were living in Eastham, and Herman was working as a moving picture operator in Orleans. The 1920 census shows him in the same occupation in a household with his wife and son William E. Mahoney, born about 1913; the family was renting, and judging from the enumeration they may have been living at either 1775 or 1800 State Highway by then. By 1929 Mahoney was working as an insurance agent living on State Highway, and the 1930 census shows the family of three there in a house they owned, though no deeds have been recorded for Mahoney's purchase of land in this neighborhood before 1931.

If the house at 1800 State Highway was standing in 1930, it is not possible to determine from deeds, directories, or censuses whether they lived there or at 1775 State Highway. The 1931 deed included three parcels—one three-acre lot on the west side of King's Highway, another three-acre tract on the east side (the one on which 1800 State Highway was built), and a third being five acres of meadow not far from the east-side parcel. Tax records for the same year, probably compiled before this acquisition, show the Mahoneys with no taxable property. By 1937 Herman Mahoney was taxed on a house valued at \$2500, a garage at \$120, a poultry house at \$90, the three-acre homestead parcel, and 9.5 acres in other tracts. Tax records for 1947 show that the

¹ Town of Eastham records, building permit for deck dated Sept. 25, 1980.

² In 1882, after Bathsheba (sometimes Bersheba) Smith Mayo died, her seven surviving children deeded their rights to her real estate to her widower Freeman D. Mayo; the deed mentions that her real estate had passed to her from her father, Samuel Smith. See Joseph F. Mayo et al. to Freeman D. Mayo, 10 August 1882, Barnstable County Registry of Deeds (hereafter cited as BCD) 141:307.

³ Edwin S. Mayo and Joseph E. Mayo, both Everett, to Herman E. and Stella L. Mahoney, 11 April 1931, BCD 480:452. The deed mentions buildings but does not specify on which of the three parcels these structures stood.

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house and two garages were on the three-acre tract on the west side of the highway (1775 State Highway), while there is no indication that either of the two lots they owned on the east side of the highway had buildings on them.

At some point between 1947 and 1964 (when a plan shows the 1800 State Highway house in its current location) the Mahoneys built the 1800 State Highway property, and in 1967 they sold that and the adjoining parcel on the east side of the highway to Millard S. and Louise P. Frodel of Hartford, Connecticut. The Frodel family still owns the subject property.⁴

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MAPS

- Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.
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Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

SUPPLEMENTARY IMAGES

⁴ Herman E. and Stella L. Mahoney to Millard S. and Louise P. Frodel, Hartford CT, 5 September 1967, BCD 1382:1117; Louise P. Frodel, Wethersfield CT, to Louise P. Frodel, Dean S. Frodel, Hartford CT, and Sherida A. Cocchiola, Prospect CT, 16 December 1983, BCD 4132:80; Louise P. and Dean S. Frodel, Wethersfield CT, and Sherida A. Cocchiola, Prospect CT, to Dean S. Frodel and Sherida A. Cocchiola, 5 July 1990, BCD 7225:248; Sherida A. Cocchiola, Prospect CT, to Dean S. Frodel, 1800 State Highway, 27 February 2002, BCD 14885:215; Dean S. Frodel to Dean S. and Natasha Frodel, 30 October 2002, BCD 15853:119. See also "Plan of Land in Eastham, Mass. Made for Herman E. Mahoney and Stella L. Mahoney," November 1964, BCD 200:81.

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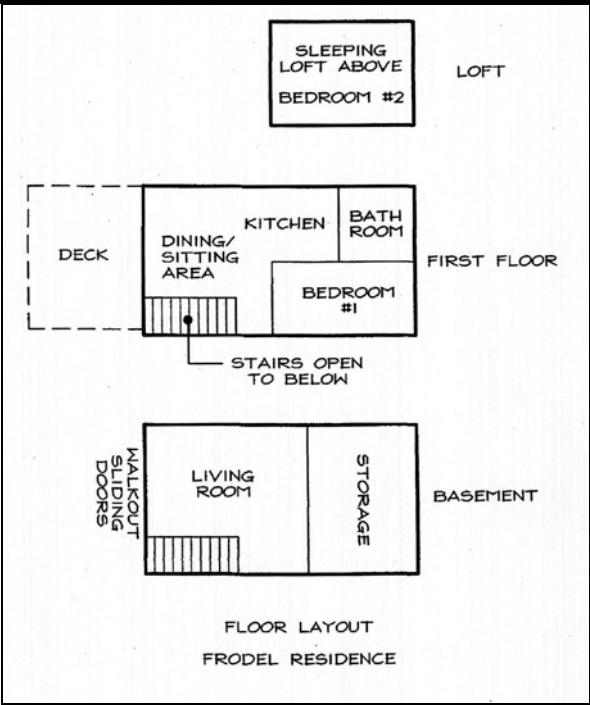
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Floor plan on file with Eastham Assessor.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



View from southwest.